

Milburys

SALES LETTING MANAGEMENT

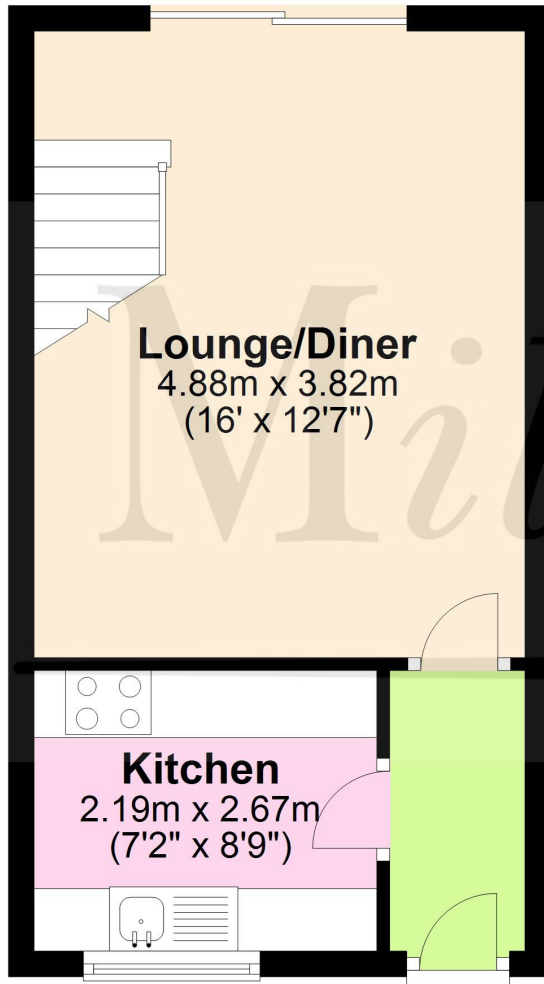


14 Couzens Close, Chipping Sodbury, South Gloucestershire BS37 6BT

£310,000

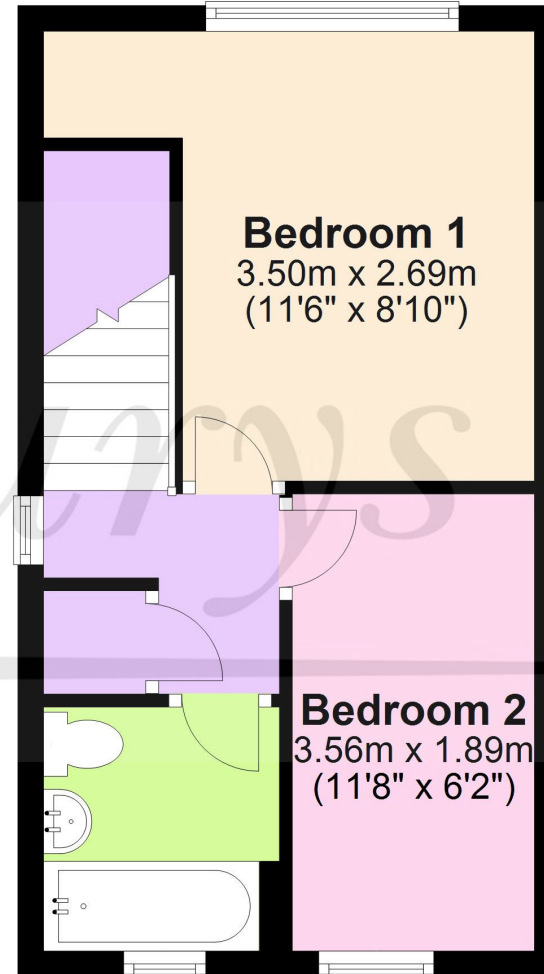
Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.3 sq. feet)



Total area: approx. 54.6 sq. metres (588.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

14 Couzens Close, Chipping Sodbury, South Gloucestershire BS37 6BT

Offered for sale with NO ONWARD CHAIN! Set in the very popular Couzens Close, this property would make an ideal first home or an investment alike! This semi-detached property is beautifully presented as underwent a renovation carried in 2024. It has a tucked back cul-de-sac position and will suit those looking for a short walk to Chipping Sodbury High Street, plus it is also a stones throw from the local rugby/football club, tennis club, cricket club and golf club. Likewise the common and country walks are an easy level stroll away. The property offers a newly fitted kitchen to the front, then a good size lounge/diner to the rear of the property which enjoys views out to the rear garden. From here the stairs lead up to the first floor which provides a double bedroom, a single bedroom and a new white family bathroom. Externally to the front of the property you will find driveway parking and a single garage, whilst the rear garden is laid to patio and so excellent for easy, low maintenance. The garden is fully enclosed and has a pedestrian door to the rear of the garage. Additional benefits include a replaced gas boiler installed in 2021 (with a 10 warranty) and upgraded UPVC double glazed windows. The property is 'turnkey' and all ready for it's new owner!

Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The historic High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre so all your needs are catered for!

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN!!!
- Beautifully Presented and Renovated by the Current Owner
- Close to Chipping Sodbury High Street and Country Walks
- Cul-De-Sac location
- Semi- Detached
- 2 Bedrooms
- Rear Garden.
- Garage & Driveway
- Council Tax Band C - South Gloucestershire Council

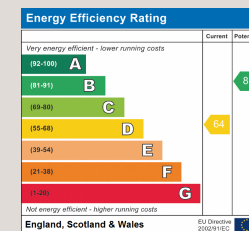
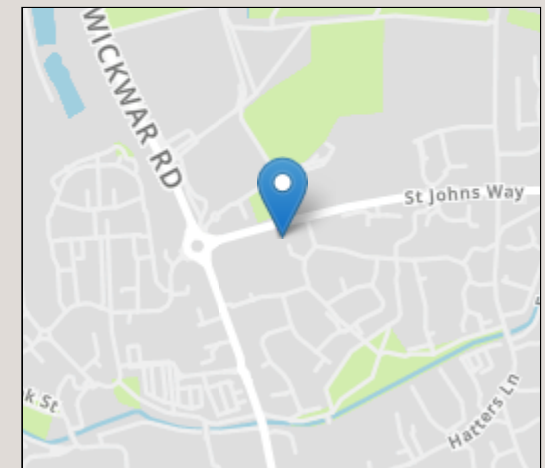
Directions

From Chipping Sodbury High Street turn onto Wickwar Road and continue straight over the mini-roundabout. At the next roundabout turn right onto St John's Way and Couzens Close will be the first turning on the right. Once in bear right and No. 14 will be found in the first cul-de-sac on your right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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